NSW GOVERNMENT

De Bortoli Winery, Bilbul

State Significant Development Modification Assessment

(05_0080 MOD 2)

August 2019

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Glossary

Abbreviation	Definition
CEMP	Construction Environmental Management Plan
Consent	Development Consent
Council	Griffith City Council
Department	Department of Planning, Industry and Environment
DPI	Department of Primary Industries
EES	Environment, Energy and Science (formerly Office of Environment and Heritage)
EPA	Environment Protection Authority
EP&A Act	*Environmental Planning and Assessment Act 1979*
EP&A Regulation	Environmental Planning and Assessment Regulation 2000
EPL	Environment Protection Licence
LCA	Land Capability Assessment
Minister	Minister for Planning and Public Spaces
ML	Megalitres
OEMP	Operational Environmental Management Plan
Planning Secretary	Planning Secretary of the Department of Planning, Industry and Environment
Regional Plan	Riverina Murray Regional Plan 2036
RTS	Response to Submissions
SEE	Statement of Environmental Effects
SSD	State Significant Development
tpa	Tonnes per annum

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1. Introduction

This report provides an assessment of an application to modify the development consent for the De Bortoli Winery, Bilbul (05_0080). The development was originally approved under the former Part 3A of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and has now been transitioned to State significant development (SSD).

The modification application is seeking approval to increase the area approved for wastewater application and implement a rotation plan for the ongoing management of the wastewater utilisation area (WWUA). The Applicant is also seeking to make alterations and additions to existing buildings and structures. The application has been lodged by De Bortoli Wines Pty Ltd (the Applicant) pursuant to section 4.55(1A) of the EP&A Act.

1.1 Background

The Applicant owns and operates the De Bortoli winery at 153 De Bortoli Road, Bilbul, in the Griffith local government area (LGA) (see **Figure 1**). The Applicant is a privately-owned Australian winemaker that makes a variety of red and white wines, which are sold both domestically in Australia and exported to a number of international markets.

The winery was originally established in 1928 and has progressively expanded over the years to meet growing market demand. Currently, the winery is permitted to process up to 150,000 tonnes per annum (tpa) of grape crush.

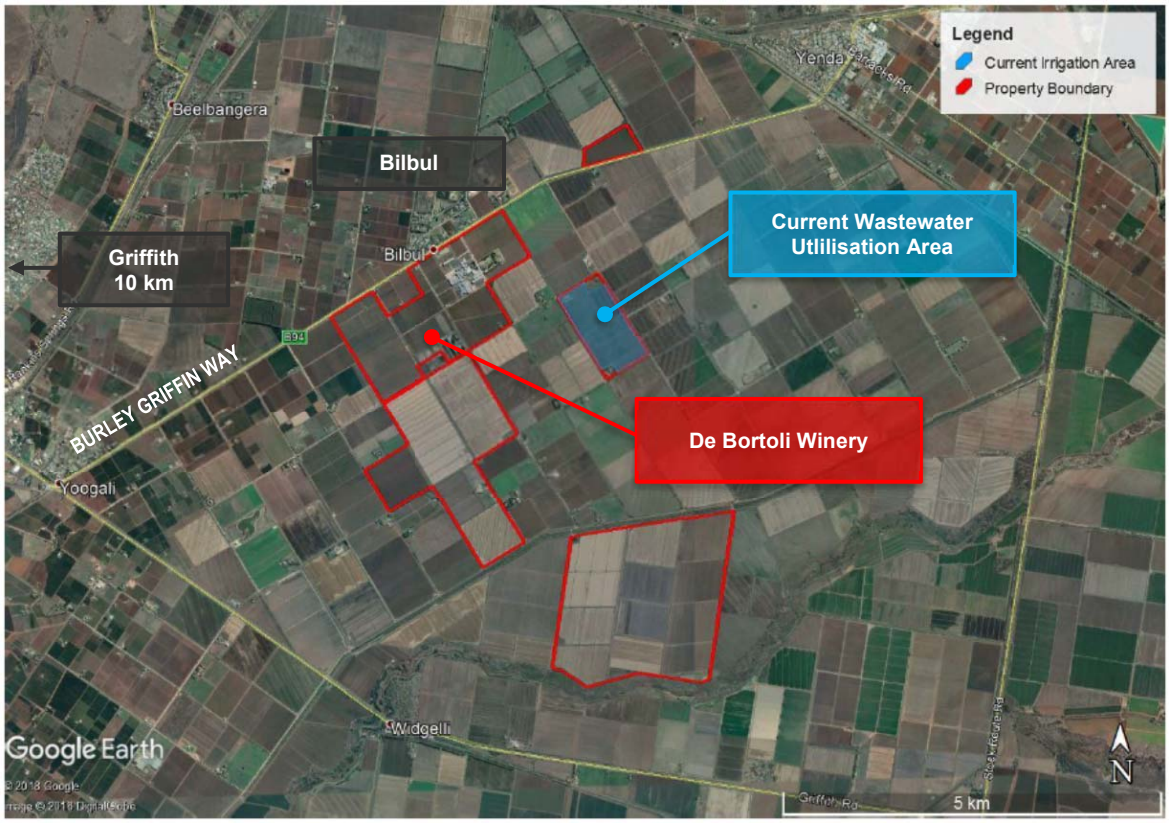

Figure 1 | Site Location

1.2 Subject Site

The site is located approximately 10 kilometres (km) east of Griffith (see **Figure 1**). The winery processing area is contained within the De Bortoli property which is bound to the west by Fallon Road and the east by Chauncy Road. The site is surrounded by farmland and rural-residential dwellings to the east, south and west. The village of Bilbul is located 400 metres (m) north-east of the winery operational area.

Main access to the winery industrial area is Lawrence Road, while the main tourist, cellar door and finished goods access is located at De Bortoli Road.

1.3 Approval History

No planning consent was required or issued for the original development. In the mid-1990s the site was incorporated into the Griffith LGA and zoned IN1 General Industrial and RU1 Primary Production. The site was subject to numerous Council-issued development and building consents as the winery expanded.

On 30 March 2006, project approval was granted by the then Minister for Planning under the now repealed Part 3A of the EP&A Act for the De Bortoli Winery expansion (05_0080). The project approval also required the Applicant to surrender all Council-issued consents associated with the site. The project was transitioned to SSD by order, which took effect by publication in the NSW Government Gazette on 27 April 2019.

The 2006 project approval (05_0080) permits the following:

- crush capacity – up to 150,000 (tpa)
- on site storage – total of 230 megalitres (ML) in tanks of various sizes
- bottling capacity (unspecified)
- wastewater processing capacity – 160 ML per annum
- treated wastewater storage capacity – 54 ML
- stormwater storage capacity – 25 ML
- area approved for irrigation of treated wastewater – 130 hectares (ha)
- staff numbers – 440
- car parking capacity – 272 spaces.

The development consent has been modified on one previous occasion. The modification allowed for conditions originally required to be satisfied prior to the commencement of the 2007 vintage to be progressively satisfied relative to increases in annual grape production capacity.

1.4 Existing Site Operations

Key on-site operations include grape growing, grape crushing, wine making, packaging and storage. As wineries generally produce significant volumes of wastewater, the Applicant's current wastewater management practices involve on-site wastewater treatment followed by irrigation to the WWUA.

The development consent currently allows for the use of seven lots, totalling 130 ha for irrigation to the WWUA. The Applicant currently relies on a single WWUA covering an area of 73.2 ha (including Lots 165, 166, 167 and 168 DP 751728) (see **Figure 1**). An additional 56.8 ha (Lots 169, 170 and 171 DP 751728) was also included in the approval, however this area was never used because the Applicant did not own the land and did not enter into any lease agreements.

Annual soil testing over the last 12 years has found that potassium levels in the existing WWUA are gradually increasing. Excess levels of potassium in the soil has the potential to weaken soil structure. Hence, the Applicant has investigated the option to expand the WWUA to include new land and develop and implement a rotation plan

to allow the existing WWUA with high potassium levels to be rested. To ensure the Applicant's operations are sustainable in the long-term, the Applicant is proposing to increase the area of the WWUA to a total of 538.6 ha and implement a WWUA rotation plan to better manage potassium levels in the soil.

In addition, the Applicant is proposing several alterations and additions to existing buildings and structures to reflect changes in production processes, market requirements and improve operational efficiencies across the site. The Applicant also indicated that retail outlets are demanding an increased number of product lines which has resulted in an increased need for dry storage space. As such, the Applicant has lodged a modification application under section 4.55(1A) of the EP&A Act.

2. Proposed Modification

The Applicant is seeking to modify the development consent for the De Bortoli Winery to change its wastewater management practices and to make alterations and additions to existing buildings and structures on-site. The modification is described in full in the Statement of Environmental Effects (SEE) included in **Appendix A** and is illustrated in **Figures 2** to **5** and summarised in **Table 1**.

Table 1 | Proposed Modification

Modification Aspects	Description
Wastewater utilisation areas	• Expansion of the approved WWUA to a total area of 538.6 ha (not to be used at the same time), which involves (see **Figure 5**): o maintaining the existing WWUA (73.2 ha) (i.e. Rotation A) o expanding the WWUA to Rotation B, C and D (228.5 ha) o further WWUA expansions (if required) to Rotation E, F/G, H/I/J (236.9 ha). • Implementation of a WWUA rotation plan, whereby the area currently being used would be rotated every five years or more. This would allow for the WWUA to be rested once the soils in that area reach their capacity of potassium. • Installation of infrastructure associated with the expanded WWUA, including pipework, drains under channels, pumps, mixer points and tailwater dams.
New insulated warehouse	• Construction of an 11,000 square metres (m^2) insulated warehouse (P06) for use as a dry storage area for an increased number of product lines (see **Figures 3** and **4**). • The warehouse would be constructed using colorbond wall and roof sheeting (external wall colours are green) and would have an overall height of 10 m. • Installation of associated stormwater infrastructure to control rainwater discharge.
New fire water tanks and storage shed	• Installation of two 2 ML fire water tanks near the front entrance of the site for potable water and fire water supply to the winery. The tanks are required to comply with relevant fire regulations. • Construction of a 100 m^2 storage shed containing pumping equipment associated with the fire water tanks. The shed would be approximately 4 m in height.
Soil moisture monitoring	• Deletion of condition 4.5, which relates to the requirement for the Applicant to establish a soil moisture monitoring system to manage deep drainage (movement of water below the vegetation root zones).

2.1 Wastewater Utilisation Areas

The WWUA was established in 2007. Due to a gradual accumulation of potassium in the soils, the Applicant is now seeking to amend its wastewater management practices. Specifically, the Applicant is seeking to expand the WWUA to a total area of 538.6 ha and implement a rotation plan which would see no more than 92 ha be used at any one time.

The Applicant has confirmed there would be no changes to the wastewater processing capacity of 160 ML per annum and the treated wastewater storage capacity of 54 ML. It is noted that in any given year the area of land to be used for wastewater utilisation will not exceed the approval area of 130 ha.

The Applicant is also seeking to amend a number of monitoring requirements associated with the wastewater utilisation, however the majority of these requirments are set out in an existing Environment Protection Licence (EPL) for the facility, which would be amended through a separate application to the Environment Protection Authority (EPA).

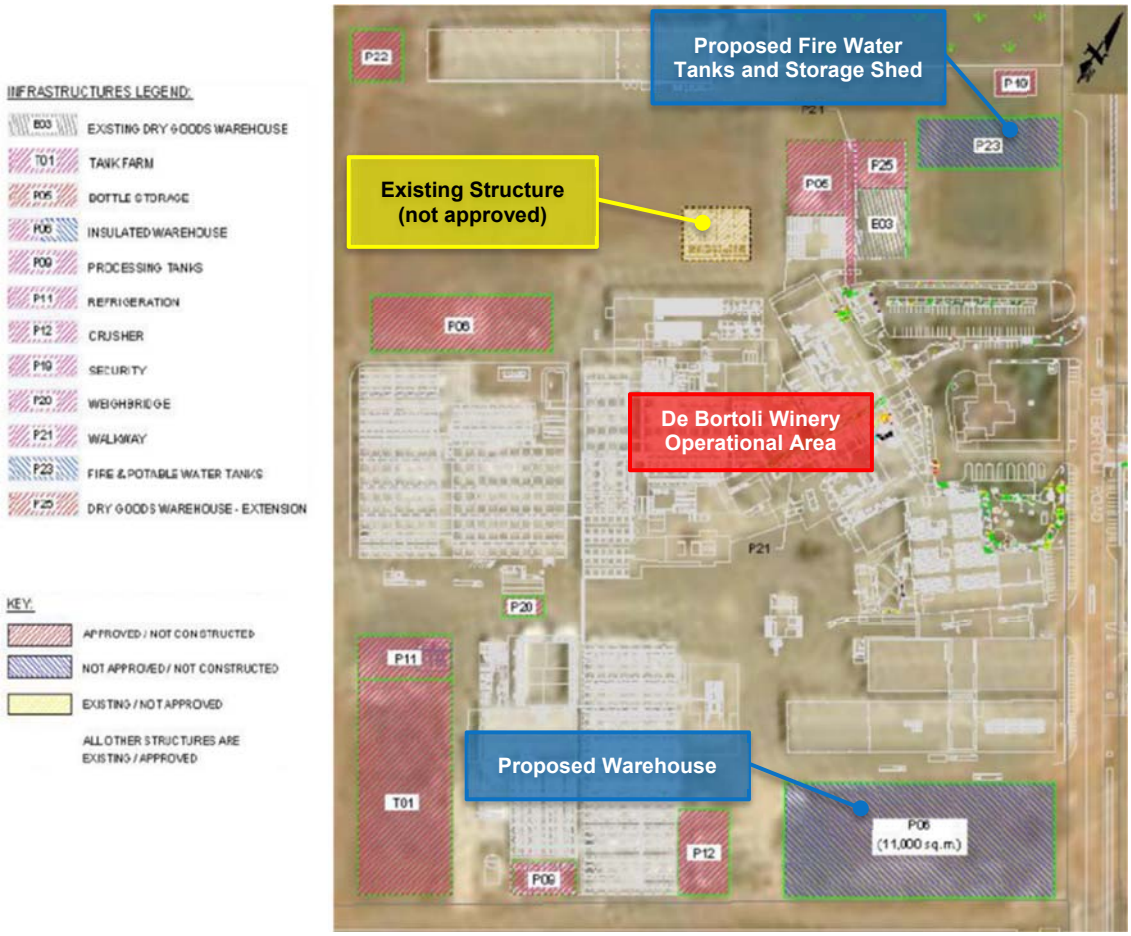

Figure 2 | Proposed Winery Operational Site Layout 2019

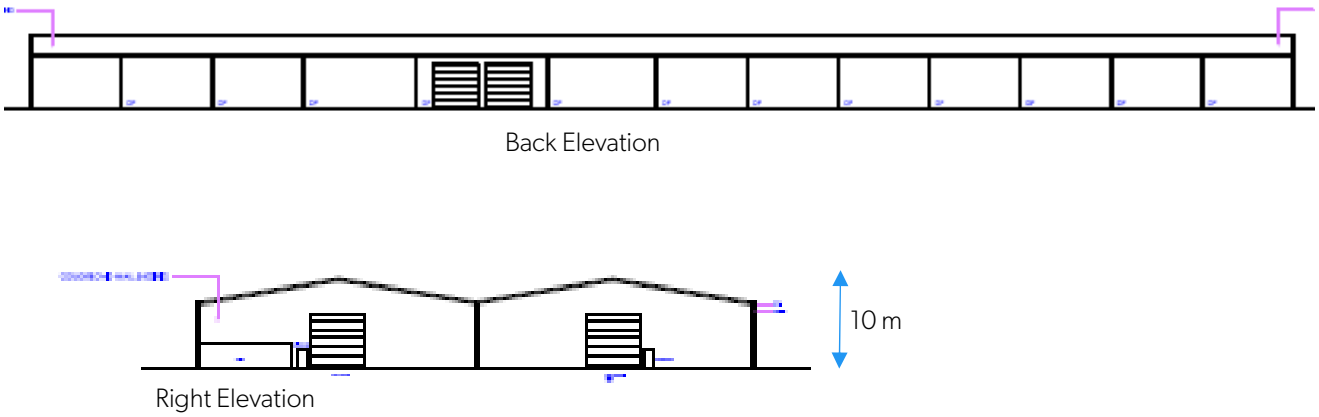

Figure 3 | Proposed Warehouse Elevations

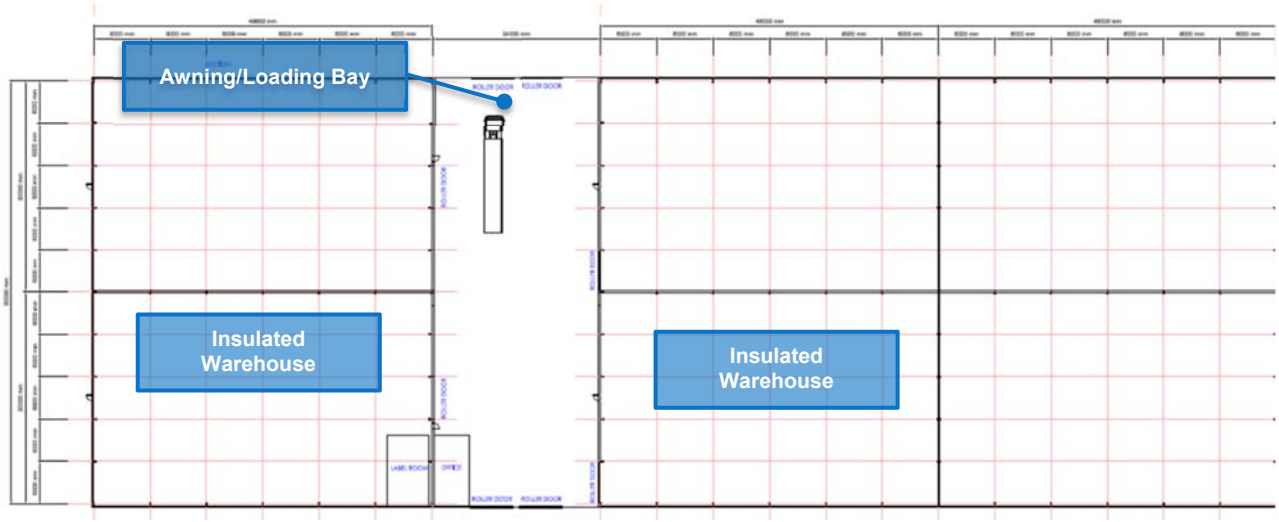

Figure 4 | Proposed Warehouse Floor Plan

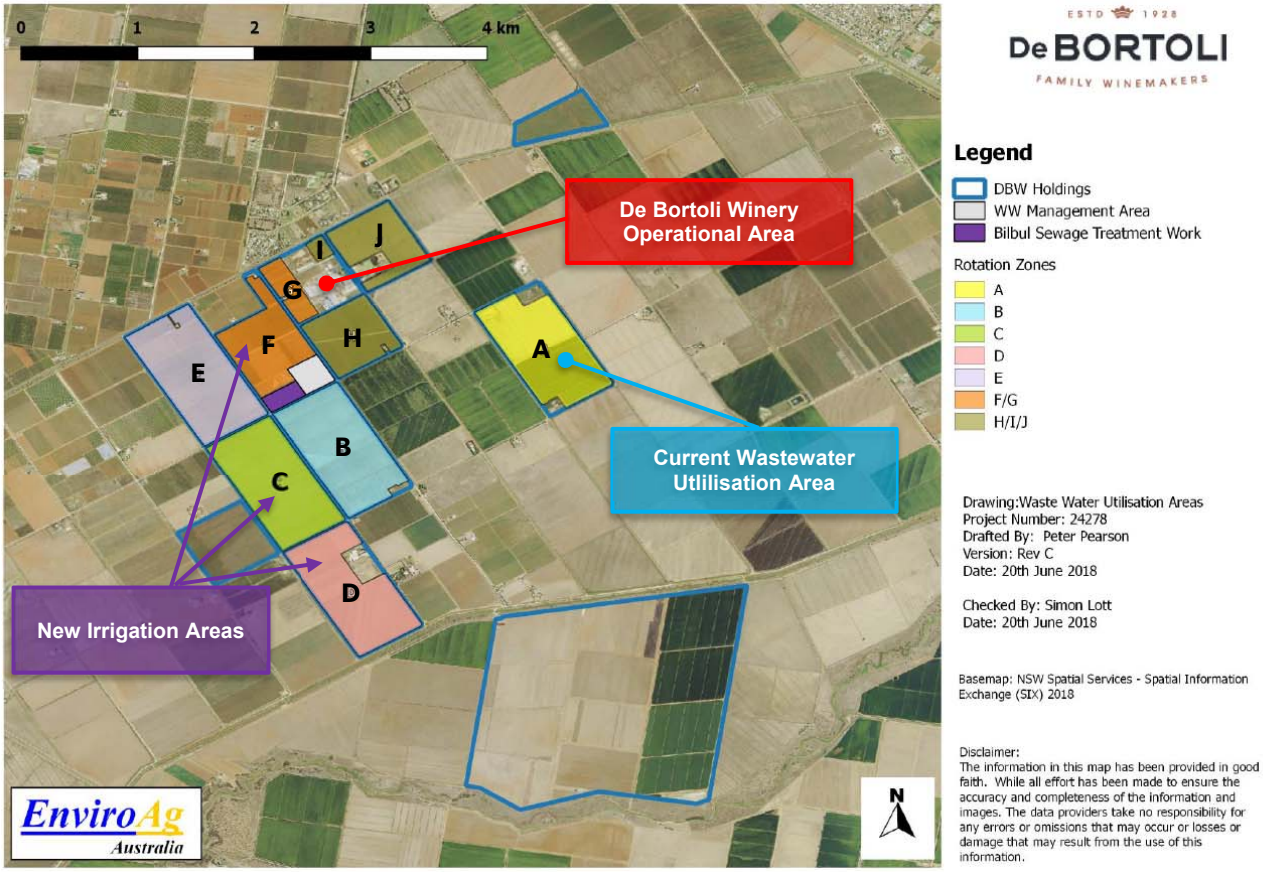

Figure 5 | Proposed Wastewater Utilisation Areas Rotation Plan

3. Strategic Context

The site is located within the Riverina Murray region as identified in the *Riverina Murray Regional Plan 2036* (the Regional Plan). The Regional Plan recognises the region as a leading and highly diversified economy, with growing local job opportunities and sustainable communities and one of Australia's premium agricultural areas.

The NSW Government's vision for the Riverina Murray region is 'A diversified economy founded on Australia's food bowl, iconic waterways and a network of vibrant connected communities' (see **Figure 6**). To achieve this vision, the Government has set four key goals for the region:

- a growing and diverse economy
- a healthy environment with pristine waterways
- efficient transport and infrastructure networks
- strong, connected and healthy communities.

The goal most relevant to this modification is *Goal 2: A healthy environment with pristine waterways*. Specifically, the Regional Plan notes that the focus for the future is not just to protect, but also to actively manage and restore environmental values and connections.

The Applicant is actively seeking to improve their wastewater management practises by increasing the WWUA and implementing a rotation plan. This would enable the Applicant to maintain and improve the long-term sustainability of the soil and its operations more generally.

Overall, the proposed modification is consistent with the strategic direction set out for the Riverina Murray region in the Regional Plan.

Figure 6 | Riverina Murray Regional Plan 2036

4. Statutory Context

4.1 Scope of Modifications

The Department has reviewed the scope of the modification application and considers the application can be characterised as a modification involving minimal environmental impacts as the proposal:

- would not significantly increase the environmental impacts of the modification as approved
- is substantially the same development as originally approved.

Therefore, the Department is satisfied the proposed modification is within the scope of section 4.55(1A) of the EP&A Act and does not constitute a new development application. Accordingly, the Department considers that the application should be assessed and determined under section 4.55(1A) of the EP&A Act rather than requiring a new development application to be lodged.

4.2 Consent Authority

The Minister for Planning and Public Spaces is the consent authority for the application under section 4.5(a) of the EP&A Act. However, under the Minister's delegation dated 11 October 2017, the Director, Industry Assessments, may determine the application as Council does not object to the application and no public submissions were received. The proposed modification meets the terms of this delegation.

5. Engagement

5.1 Department's Engagement

Clause 117(3B) of the *Environmental Planning and Assessment Regulation 2000* (EP&A Regulation) specifies that the notification requirements of the EP&A Regulation do not apply to SSD. The application was made publicly available on the Department's website on 28 January 2019 and was referred to EPA, Griffith City Council (Council), Department of Primary Industries (DPI) and Environment, Energy and Science (EES) (formerly Office of Environment and Heritage) for comment.

5.2 Applicant's engagement

The Applicant held a community information session on 13 October 2018 which was attended by two Bilbul residents. No notable concerns were raised by the residents.

5.3 Summary of Submissions

During the notification period the Department received a total of four submissions. All four submissions received came from government authorities and Council. Of the four submissions received none objected to the modification. A summary of the submissions is provided below, and a full copy of the submissions is provided at **Appendix A**.

Council did not object to the proposed modification but raised a number of matters to be addressed in relation to building certificates for the existing structures, potential odour issues and the design of the car park and water storage tanks.

EPA did not object to the proposal, including the removal of condition 4.5. The EPA noted that should approval be granted; the Applicant would need to make an application for an amendment to its EPL prior to the commencement of construction works associated with the wastewater treatment system.

DPI did not object to the proposal but requested further information to assess the impacts on surface and ground water sources, related infrastructure, adjacent licenced water users, basic landholder rights, watercourses, riparian land, and groundwater dependant ecosystems, and measures proposed to reduce and mitigate these impacts.

EES did not object to the proposal and noted that impacts on biodiversity and Aboriginal cultural heritage are considered unlikely.

5.4 Response to Submissions

On 18 March 2019, the Applicant provided a Response to Submissions (RTS) report to address the key issues raised during the notification of the modification. The RTS Report was made publicly available on the Department's website and provided to key agencies to consider whether it adequately addressed the issues raised.

The RTS addressed key points raised in submissions, including the proposal's water demands, the need for a licence variation application, environmental standards and adjoining land owner notification.

Council reviewed the RTS and stated it was satisfied that the Applicant had addressed the matters. Council also noted it would be conducting a site inspection where they would address the need for Building Information Certificate(s) for existing structures on site. DPI reviewed the RTS and advised that they had no further comments.

6. Assessment

The Department has assessed the merits of the proposed modification. During this assessment, the Department has considered the:

- the SEE and RTS provided to support the proposed modification (see **Appendix A**)
- the original application, supporting documents and assessment report and subsequent modification applications
- submissions from State government authorities and Council (see **Appendix A**)
- relevant environmental planning instruments, policies and guidelines
- requirements of the EP&A Act, including the objects of the EP&A Act.

The Department considers the key assessment issues to be associated with the expansion of the WWUA. All other impacts associated with the modification are addressed in **Section 6.2**.

6.1 Expansion of the WWUA

The Applicant is proposing to change its existing wastewater management processes, which would involve:

- increasing the area of land on which wastewater can be applied (the WWUA)
- implementing a rotation plan where the area being used for wastewater application will be rotated approximately every five years.

The Applicant's existing WWUA spans across four lots within its property boundary and has been used for wastewater application since operations began. The Applicant's environmental monitoring data has shown that over the last 12 years, potassium levels in the WWUA are gradually increasing, which could potentially impact on soil quality and structure. Although the existing WWUA was approved for an area up to 130 ha, only 73.2 ha was used because the Applicant did not own all the land originally identified for wastewater application and was unable to enter into any lease agreements to use the land for wastewater application.

The Applicant is proposing to expand the WWUA by including additional lots that will be rotated every five years to better manage potassium levels in the soil, as potassium was found to be the only nutrient that is accumulating in the soils from wastewater irrigation. The Applicant is not proposing to increase the overall volume of wastewater being produced at the site.

The proposed WWUA lots and rotation plan is shown in **Figure 5**. While the proposal would increase the overall WWUA to 538.6 ha, at no time would the current wastewater application area be greater than 92 ha in any rotation period. The Applicant undertook a Land Capability Assessment (LCA) to determine the suitability of the additional lots, and found:

- there are no statistically significant differences between the soil types across the existing and proposed WWUA lots
- surface soils are generally non-saline, but the potential for salinity increases with soil depth
- the soils are all relatively low in available nitrogen and available phosphorus
- available potassium is adequate.

The LCA concluded the proposed lots would be suitable for wastewater application but with some limitations, particularly around salinity and deep drainage. Deep drainage refers to water that drains below the vegetation root zone to recharge the groundwater. If it is not managed adequately, deep drainage at the site could increase salinity and overall water table levels across the site.

While the Applicant has endeavoured to maintain a water deficit irrigation regime to minimise impact on water table levels, farming activities in the surrounding locality have contributed to an increase in water table levels on the Applicant's property. To ensure salinity and deep drainage issues are managed appropriately in the proposed WWUA lots, the Applicant has committed to implementing the following mitigation measures:

- use of deep-rooted crops such as canola and cotton for maximum water and nutrient uptake, which are proposed to be alternated between summer and winter crops
- the expanded WWUA would operate on a water deficit basis and be monitored using piezometers across the site
- regular soil sampling within the expanded WWUA to assess migration of nutrients in the soil.

Under its existing EPL, the Applicant is required to undertake quarterly groundwater monitoring across the existing WWUA to monitor groundwater levels. The Applicant proposes to expand its monitoring program to include the additional WWUA lots.

The EPA did not object to the proposed expansion of WWUA nor the implementation of the rotation plan and did not provide further comments. Council recommended the Applicant harvest crop stubble (part of the crop that remains after grains are harvested) during and after each rotation to help with nutrient removal. In its RTS, the Applicant stated that it prefers to retain the stubble to maintain soil structure and quality. Council did not raise further concerns.

DPI requested further information on the impacts of the proposal on surface and groundwater sources. The Applicant's RTS indicated that all surface runoff from the WWUA would be captured in tailwater drains and directed to one of two holding dams via drainage channels, which are all suitably sized to capture the runoff. The RTS also reiterated the modification would have minimal impacts on groundwater levels and groundwater dependant ecosystems. The Applicant also notes its proposed rotation plan would minimise the likelihood of groundwater mounds being established in any of the additional lots. DPI did not provide further comments.

The Department reviewed the Applicant's SEE and RTS and the submissions provided by the government authorities and considers the proposed expansion to the WWUA and implementation of the rotation plan would enable the Applicant to effectively manage potassium and other nutrients at the site. The Department notes the Applicant is not increasing the volume of wastewater produced at the site and based on the findings of the LCA, the Department considers the proposed WWUA lots would be suitable for wastewater application. The Department acknowledges the site may be limited by increases in salinity and deep drainage but notes these issues are experienced across the region, and the Applicant's existing and proposed mitigation measures would be adequate and appropriate in actively managing and monitoring salinity and deep drainage at the site. The Department is also satisfied the Applicant's proposed groundwater monitoring regime would be sufficient to monitor any change in groundwater levels at the site. If any groundwater issues are identified, the Department is satisfied the Applicant's existing and proposed wastewater management measures including its proposed rotation plan would address these.

The Department has recommended the Applicant update its existing Groundwater Management Plan and Irrigation and Wastewater Management Plan as part of its Operational Environmental Management Plan (OEMP) to include details of the rotation plan and the monitoring regime of the additional WWUA lots. A condition to this effect has been included in the recommended modifying instrument. The Department's assessment concludes the

proposed modification would improve wastewater management at the site and would ensure any environmental impacts associated with the development are minimised.

6.2 Other Issues

The Department's assessment of other issues is provided in **Table 2**.

Table 2 | Assessment of other issues raised

Issue	Findings	Recommended Condition
Deletion of Condition 4.5	• Condition 4.5 requires the Applicant to establish a soil moisture monitoring system that ensures wastewater is not irrigated during periods when soil is at or near capacity. • The Applicant is seeking to delete Condition 4.5 as it considers the groundwater and soil chemistry monitoring requirements under the EPL, and outlined in Condition 4.4 of the consent, provides the most valuable data on the nutrient content of sub soils and monitoring of any downward movements of nutrients below the root zone. • The Applicant also identified several limitations regarding the use of the soil moisture sensors on areas that use flood irrigation. • The EPA did not object to the deletion of Condition 4.5 and noted that soil moisture monitoring is not commonly required under EPLs for other similar facilities. The EPA considered the Applicant's current soil chemistry and groundwater monitoring regime is acceptable. • The Department concurs with the EPA and considers the deletion of Condition 4.5 would not be detrimental to the Applicant's ability to monitor nutrients and the capacity of the soil from its wastewater irrigation activities, given this requirement already exists under Condition 4.4 and the EPL. • The Department's assessment concludes the Applicant's existing soil chemistry and groundwater monitoring program is acceptable and recommends Condition 4.5 be deleted.	Recommend: • Condition 4.5 be deleted
Existing Structures	• During this assessment, the Department has become aware that the Applicant has completed the extension of the main building and cask hall, for which no approval was previously granted (see **Figure 2**). • Given a construction certificate has not been issued for an 'unapproved' structure or building, a building information certificate (under Division 6.7 of the EP&A Act) from Griffith City Council should be obtained to cover all aspects of construction and occupation. This would ensure the building extensions are structurally sound and comply with the Building Code of Australia or other building standards. • The Department has recommended a condition requiring the Applicant to obtain and provide a copy of a building information certificate for the existing structures to the Planning Secretary.	Require the Applicant to: • obtain a building information certificate from Council for the warehouse extensions.
Odour	• The proposed WWUA rotation program has the potential to result in odour impacts at the nearest sensitive receivers. • Council raised concerns about potential odour impacts from wastewater irrigation activities close to sensitive receivers. Council noted rotation zones F, G, I and J would be closest to the residential village of Bilbul (see **Figure 5**). • The Applicant proposes to manage potential odour emissions in the proposed WWUA by:	No additional conditions are required.

Issue	Findings	Recommended Condition
	o mixing wastewater with freshwater o using drip irrigation in the rotation zones closest to the township and flood irrigation for all other zones o locating tailwater systems away from the nearest receivers. • In its RTS, the Applicant noted zones F, G, H, I and J are potential future rotation zones and based on a five-year rotation, it would be 15 to 20 years before these zones are required. If potassium levels are adequately managed in previously used rotation zones within that 10 to 15-year period, the Applicant indicated zones F, G, H, I and J may not be needed. • Since approval of the original application, the Applicant has continuously improved its on-site wastewater treatment system and has not received any recent odour complaints in the last four years. In addition, the Applicant is not proposing to change the volume of wastewater produced or treatment capacity. • Council did not raise further concerns and EPA did not comment on this issue. • The Department considers the proposed WWUA and rotation program has been designed to minimise odour impacts at the nearest sensitive receivers. • The consent contains existing conditions to manage odour including an odour management plan, which forms part of the OEMP. The OEMP is subject to regular review. • The Department is satisfied odour emissions can continue to be managed by the Applicant's existing OEMP and concludes any potential odour emissions would be appropriately managed by the Applicant. No additional conditions are required.	
Noise	• The proposed construction and operation of the insulated warehouse has the potential to increase noise emissions due to the warehousing and bottling operations. • The SEE relied on the conclusions of the original application noting the winery has little to no influence on ambient sound levels, particularly as the area is mainly dominated by traffic noise from Burley Griffin Way. • The nearest sensitive receiver is located 600 m to the north on the other side of Burley Griffin Way, and no recent noise complaints have been made. • Council and EPA did not raise any concerns regarding noise. • The consent includes requirements to manage construction and operational nose impacts including noise limits, standard construction hours and a construction noise management plan, which forms part of the Construction Environmental Management Plan (CEMP). • The Department considers the additional noise associated with the proposed modification is minor and can be managed by the existing noise limits, and any construction noise can be managed under the CEMP. • The Department's assessment concludes the potential noise impacts from the proposed modification can be adequately managed through existing conditions. No additional conditions are required.	No additional conditions are required.

Issue	Findings	Recommended Condition
Traffic	• The construction and operation of the proposed insulated warehouse has the potential to result in additional traffic impacts. • The SEE notes there would be a small increase in traffic during the construction period, but this would involve no more than 15 construction workers for a period of up to 24 months. • The SEE also notes there would be sufficient parking on-site to accommodate any additional construction vehicles, with a total of 272 parking spaces currently available for staff. • While there would be an increase in the number of product lines, the SEE states there would be no increase in overall production as a result of the modification. The SEE also notes there has been a net decrease in operational traffic numbers due to the Applicant's use of trucks with larger capacities. • Council did not raise any concerns. • The Department notes the consent requires the Applicant to implement a Traffic Management Plan as part of the CEMP. • The Department's assessment concludes the construction traffic impacts are minor and temporary in nature and can be adequately managed through the consent. The Department also considers the modification would not result in any operational traffic impacts. No additional conditions are required.	No additional conditions are required
Visual	• The site is located on the outskirts of the village of Bilbul within an existing agricultural area. • The proposed warehouse and water tanks have the potential to result in additional visual impacts. • The warehouse would have a height of 10 m and is proposed to be located at the back of the winery, while the fire tanks would have a height of 8 m and are proposed to be located adjacent to De Bortoli Road near the front entrance. • The SEE states the warehouse would be shielded from view by existing buildings and structures and the fire tanks would be obscured by trees lining the property boundary. • Council did not raise any concerns. • The Department considers the addition of the warehouse and fire tanks are not visually intrusive and would be similar in height to the existing structures on-site. • The Department's assessment concludes the visual impacts of the proposed modification would be minimal. No additional conditions are required.	No additional conditions are required.

7. Evaluation

The Department has assessed the proposed modification in accordance with the relevant requirements of the EP&A Act. On balance, the Department considers the proposed modification is appropriate on the basis that:

- the wastewater management practices employed by the Applicant would continue to be effective in managing nutrients in the soil as well as salinity and deep drainage across the site
- it would result in minimal environmental impacts beyond those generated by the approved development
- consultation undertaken to date is sufficient in informing neighbouring residents of the modification and the potential impacts
- no submissions were received from neighbouring residents or previous submitters regarding the modification
- it is consistent with the strategic direction set out for the region in the Regional Plan.

Overall, the Department is satisfied the impacts arising from the proposed modification can be appropriately managed through the Applicant's proposed mitigation measures, existing conditions of consent and the Department's recommended modifying conditions. The Department is satisfied the modification should be approved, subject to the implementation of conditions.

8. Recommendation

It is recommended the Director, Industry Assessments, as delegate of the Minister for Planning and Public Spaces:

- **considers** the findings and recommendations of this report
- **determines** the application to modify the consent for the De Bortoli Winery (05_0080) falls within the scope of section 4.55(1A) of the EP&A Act
- **accepts and adopts** all of the findings and recommendations in this report as the reasons for making the decision to grant approval to the modification application
- **modify** the consent 05_0080
- **signs** the attached modification instrument (Attachment B).

Recommended by:

23/8/19

Pamela Morales
Acting Team Leader
Industry Assessments

9. Determination

The recommendation is **Adopted by:**

26/8/19

Joanna Bakopanos
Acting Director
Industry Assessments

Appendices

Appendix A – List of Documents

- Statement of Environmental Effects

https://www.planningportal.nsw.gov.au/major-projects/project/14786

- Submissions

https://www.planningportal.nsw.gov.au/major-projects/project/14786

- Response to Submissions

https://www.planningportal.nsw.gov.au/major-projects/project/14786

Appendix B – Notice of Modification